092.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	594,900 / 594,900
					USE VALUE:	594,900 / 594,900
					ASSESSED:	594,900 / 594,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENESI FRANK R JR
Owner 2:	
Owner 3:	
Street 1:	52 EPPING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEWART TIMOTHY J/TRS/L/EST -
Owner 2:	FRANK SENESI JR TRST -
Street 1:	52 EPPING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6790.000	157,900	400	436,600	594,900
Total Card	0.156	157,900	400	436,600	594,900
Total Parcel	0.156	157,900	400	436,600	594,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.58 | /Parcel: 635.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59698

GIS Ref

GIS Ref

Insp Date 03/25/09

!7528!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	157,900	400	6,790.	436,600	594,900		Year end	12/23/2021
2021	101	FV	152,300	400	6,790.	436,600	589,300		Year End Roll	12/10/2020
2020	101	FV	152,300	400	6,790.	436,600	589,300	589,300	Year End Roll	12/18/2019
2019	101	FV	138,500	400	6,790.	442,800	581,700	581,700	Year End Roll	1/3/2019
2018	101	FV	138,500	400	6,790.	330,600	469,500	469,500	Year End Roll	12/20/2017
2017	101	FV	138,500	400	6,790.	299,400	438,300	438,300	Year End Roll	1/3/2017
2016	101	FV	138,500	400	6,790.	286,900	425,800	425,800	Year End	1/4/2016
2015	101	FV	141,200	500	6,790.	243,200	384,900	384,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:43:33

LAST REV

Date	Time
05/16/16	14:22:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART TIMOTHY	53137-209		7/2/2009	Family	1	No	No		
SUCKNEY CATHERI	49423-460		5/10/2007	Family	1	No	No		
SENESI FRANK R	49423-447		5/10/2007	Family	1	No	No		
SUCKNEY CATHERI	49423-445		5/10/2007	Family	1	No	No		
SUCKNEY CATHERI	47814-56		7/17/2006	Family	1	No	No		
	18243-434		6/1/1987		182,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2012	1621	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2013	Info Fm Prmt	MM	Mary M
3/25/2009	Measured	197	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/26/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6790		Sq. Ft.	Site		0	70.	0.92	5									436,592						436,600	

Total AC/HA:	0.15588	Total SF/SM:	6790	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,592	Spl Credit		Total:	436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99148500
Adj $ / SQ:	133.850
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228869
Depreciation:	70949
Depreciated Total:	157920

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

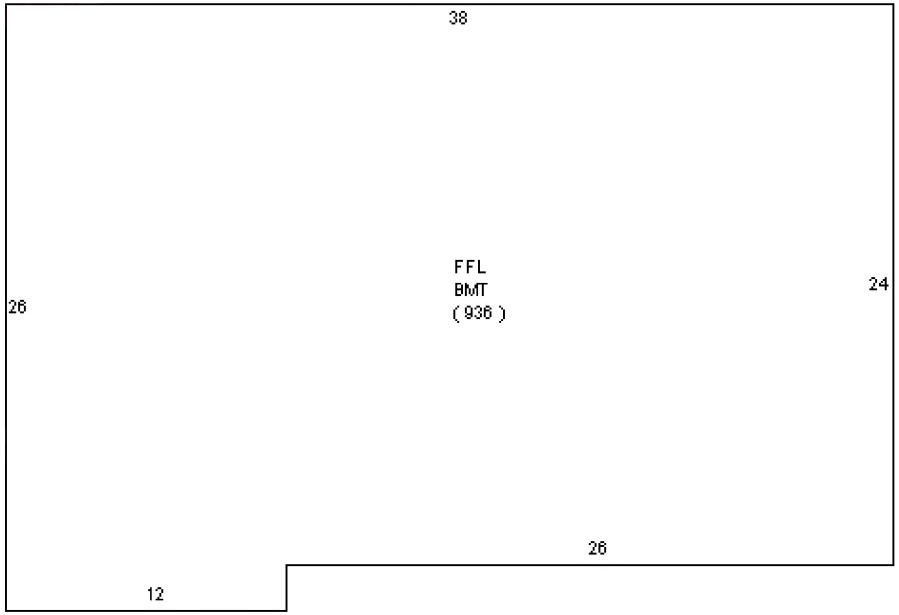
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.85
Special Features:	0	Val/Su Net:	84.35
Final Total:	157900	Val/Su SzAd	168.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	40.160	37,585
FFL	First Floor	936	133.850	125,284

Net Sketched Area:	1,872		Total:	162,869	
Size Ad	936	Gross Area	1872	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	120	A	AV	1975	5.38	T	35.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc